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2012-002749

Klamath County, Oregon



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03/14/2012 02:55:24 PM

Fee: \$47.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

**Mortgage Lender Services, Inc.
81 Blue Ravine Rd., Suite 100
Folsom, CA 95630**

1. Title(s) of the Transaction(s) ORS 205.234(a):

Appointment of Successor Trustee

2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:

**Ronald E. Watkins, Trustee for The Watkins Family Trust
c/o The Money Brokers, Inc.
2371 El Camino Avenue
Sacramento, CA 95821**

3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:

**First American Title
c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd., Suite 100
Folsom, CA 95630**

4. Send Tax Statements To:

No change

5. True and Actual Consideration:

n/a

6. Deed Reference:

2010-006637

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RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person
Presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the
Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:
Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100
Folsom CA 95630

TS# fc28044-5 Title Order no. 5821654

- 1) Title(s) of Transaction(s) ORS 205.234(a)
Appointment of Trustee
- 2) Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160
WILLIAM J. HUGHES JR. and HELENE P. HUGHES, 1065 43RD STREET, SACRAMENTO, CA
95819
- 3) Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160
RONALD E. WATKINS, TRUSTEE FOR THE WATKINS FAMILY TRUST c/o The Money Brokers,
Inc., 2371 El Camino Avenue, Sacramento, CA 95821
- 3a) Trustee and address, if any
First American Title Insurance Co. c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100, Folsom CA 95630
- 3b) Original Trustee and address, if any
The Money Man Corporation, 2371 El Camino Avenue, Sacramento, CA 95821
- 4) True and actual consideration ORS 93.030
\$0
- 5) Send Tax Statements to: n/a

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If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "Rerecorded at the of _____ to
correct _____ previously recorded in Book _____ and Page _____, or as Fee
Number _____."

(Legal description if corrected is attached to include certified document of the original.)

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100
Folsom CA 95630

T.S. No.: fc28044-5
A.P.N.: R888957

Loan No.: N5081BW

Title No.: 5821654

APPOINTMENT OF SUCCESSOR TRUSTEE

Whereas, WILLIAM J. HUGHES JR. AND HELENE P. HUGHES, was the original Grantor, THE MONEY MAN CORPORATION, was the original Trustee and THE MONEY BROKERS, INC. was the original Beneficiary under that certain Deed of Trust dated 05/11/2010 and recorded on 06/02/2010 AS DOCUMENT NO. 2010-006637, Book --, Page --, in Official records of Klamath County, Oregon and WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new or successor Trustee under said Deed of Trust in the place and stead of the present Trustee thereunder,

NOW, THEREFORE, the undersigned hereby substitutes FIRST AMERICAN TITLE INSURANCE COMPANY c/o Mortgage Lender Services, Inc. whose address is: 81 Blue Ravine Rd, Ste 100, Folsom CA 95630, a licensed Oregon Title Insurance Company, as Trustee.

Dated: 8/19/11

RONALD E. WATKINS, TRUSTEE FOR THE WATKINS FAMILY TRUST

Ronald E. Watkins

STATE OF Washington
COUNTY OF ISLAND

On 8/19/11, before me, the undersigned, a Notary Public in and for said state, personally appeared RONALD E. WATKINS, known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

Signature Michele S Walker

